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July 27, 2026

Craig Belcher
Craig Belcher & Associates, LLC
6947 Coal Creek Parkway SE #122
Newcastle, WA 98059
Via email to craig@cba-llc.com

Doug Ciserella
TOC Seattle Terminal, LLC
2753 West 31st St
Chicago, IL 60608
Via email to doug@cantera-group.com

**RE: Great Blue Heron pre-nesting staging habitat at Terminal One development site
(Record Number: 3043424-LU)**

Dear Mr. Belcher and Mr. Ciserella,

Heron Habitat Helpers and Birds Connect Seattle jointly write to share and request information regarding the Terminal One Development - Record Number: [3043424-LU](#).

Our primary interest lies in protecting the Great Blue Heron nesting colony at Commodore Park, whose members use the existing pier and pilings at the development site as a staging area for gathering, courtship, and pair-bond formation prior to nesting (**see attached map and photo**). This pre-nesting staging habitat serves an important ecological function distinct from, but important to, the nesting site at Commodore Park. Removing these overwater structures from the development site without appropriate planning and mitigation could therefore adversely affect the colony.

Given this information, **we recommend updating the [SEPA checklist](#) for the project to correct Section 5a**, which states that "No suitable habitat for great blue heron is found on the site." The checklist should acknowledge the site's function as pre-nesting staging habitat for the Commodore Park nesting site and ensure that this habitat is appropriately considered throughout project planning.

We further recommend that the project provide an equivalent replacement staging area for Great Blue Herons. This need not come at additional expense, as herons may readily use project buildings, pilings, docks, or other structures for staging if they are designed or retained with this function in mind. We encourage the applicant and reviewing agency to consider design features such as retained piling clusters or low-disturbance dock sections that would allow this important pre-nesting behavior to continue.

According to a [KING 5 News report](#), Leon Environmental prepared a *Great Blue Heron Alternative Management Plan* for this project. **Could you please share a copy of this plan with us?** It may already address our concerns. However, to date, neither Heron Habitat Helpers nor Birds Connect Seattle has been contacted by any entity involved in the development.

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We appreciate the proposed measures described in the SEPA checklist to restore shoreline with native plants (Section 4d); protect and enhance wildlife by reducing overwater structures and shading and working at times of year when sensitive species are not expected to be at the development site; to use construction tools and techniques that reduce noise and turbidity (Section 5d); and to increase recreational shoreline access for pedestrians (Section 12c). **We ask the applicant to confirm these measures will be fully implemented and that mitigation efforts will be monitored for effectiveness throughout construction.**

We would welcome the opportunity to learn more about the project and collaborate. We hope to see this project provide net benefit—not merely reduced harm—to Great Blue Herons, salmon, and other wildlife. **Please do not hesitate to contact us to discuss potential design features, mitigation measures, or other opportunities to protect wildlife and enhance habitat.**

We appreciate your time and look forward to your response.

Thank you,

Marla Master
Executive Director
Heron Habitat Helpers



Joshua Morris
Conservation Director
Birds Connect Seattle

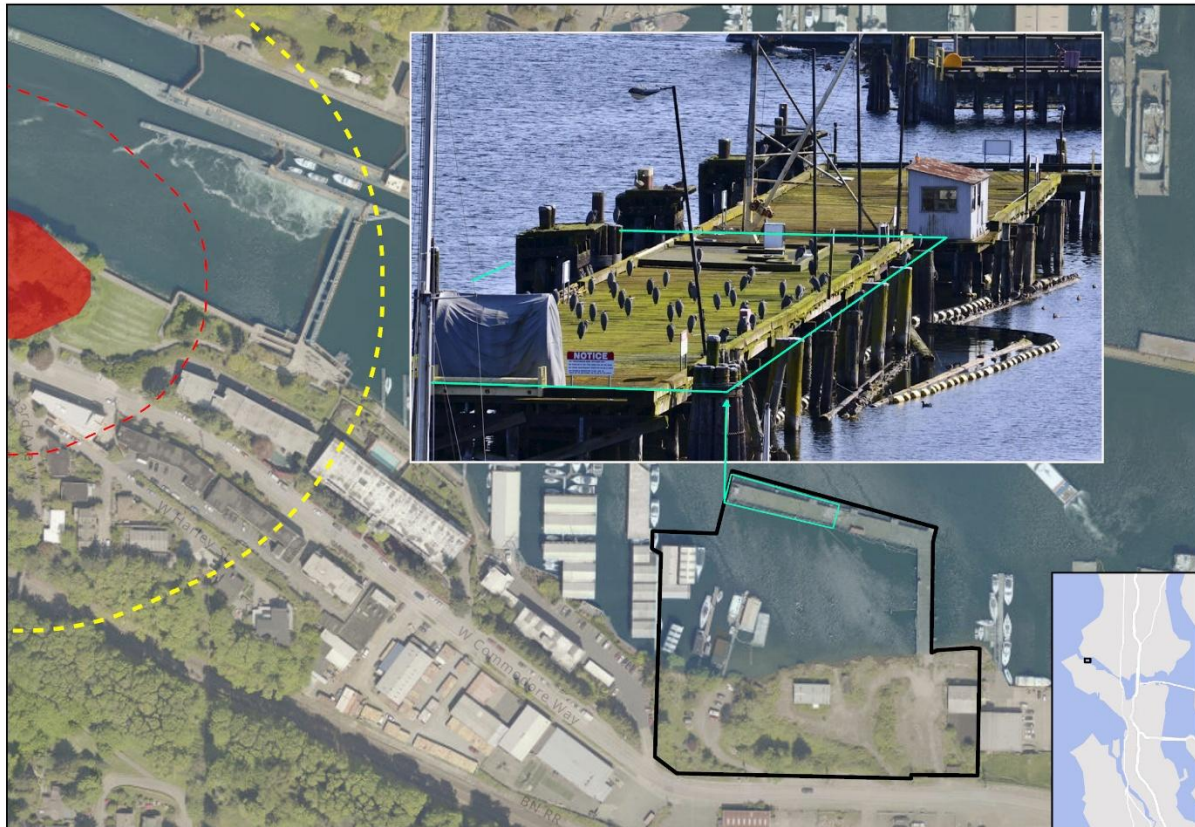


Cc: Seattle Councilmember Dan Strauss; Dan.Strauss@seattle.gov
Seattle Councilmember Alexis Mercedes Rinck; AlexisMercedes.Rinck@seattle.gov
Seattle Councilmember Dionne Foster; Dionne.Foster@seattle.gov
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Washington State Representative Julia Reed; Julia.Reed@leg.wa.gov
Washington State Representative Liz Berry; Liz.Berry@leg.wa.gov
Laura Arber, Washington Department of Fish and Wildlife; Laura.Arber@dfw.wa.gov

Attachment: Map and photo of Great Blue Heron pre-nesting staging habitat at Terminal One development site.

Great Blue Heron pre-nesting staging habitat

Terminal One development site, Interbay, Seattle, Washington



Legend

- Commodore Park Great Blue Heron nesting site
- Year-round buffer (197 ft)
- Seasonal buffer (year-round buffer + 300 ft)
- Great Blue Heron pre-nesting staging habitat
- Terminal One development site



0 250 500 Feet

Map by Birds Connect Seattle, July 2026. Data: City of Seattle, King County, WDFW, National Audubon Society. Photo: Nancy Day.